

Submitted September 15, 2010

Approved As of

Date September 15, 2010

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 15-10
Wednesday, July 28, 2010**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, July 28, 2010.

PRESENT

**Sarah Medearis, Acting Chair
Jerry Callistein
Kate Ostell
Dion Trahan
John Tyner**

Absent: David Hill, Chair
Tracy Pakulniewicz

Present: Jim Wasilak, Chief of Planning
David Levy, Chief of Long-Range Planning
Bobby Ray, Principal Planner
Craig Simoneau, Director of Public Works
Cindy Walters, Assistant City Attorney
Cas Chasten, Planner III
Margaret Hall, Planner II
Nicole Walters, Planner II
Manisha Tewari, Planner II
Elise Cary, Assistant City Forester

Commissioner Ostell expressed sincere thoughts for the loss of a dear friend in the community, Carl Henn, who passed way yesterday after being struck by lightening.

REVIEW AND ACTION

Final Record Plat PLT2011-00502, John P. and Mary Lee Hancock - for approval of a plat to consolidate three lots into a single record lot of 10,359 square feet to be known as Lot 49, Block 5 of the Rockville Park subdivision, in the R-60 Zone at 732 Grandin

Avenue.

Ms. Hall presented the staff report.

Ms. Mary Lee Hancock presented her application.

Commissioner Ostell moved, seconded by Commissioner Callistein to approve Final Record Plat PLT2011-00502, John P. and Mary Lee Hancock as submitted with staff-recommended conditions. The motion passed on a record of 5-0 with Commissioners Hill, Pakulniewicz and Trahan being absent.

Level 2 Site Plan STP2011-00048, Michael Harris Homes - For approval of modified home designs in the Chestnut Lodge development, in the PD-CL Zone on Bullard Circle.

Ms. Walters presented the staff report.

The Commission questioned staff regarding existing conditions in the November 28, 2006 approval letter and whether they have been met; Condition 46 regarding the retaining walls on Lots 17 through 19; the number of houses proposed by the applicant; and, runoff from adjacent properties.

Soo Le-Cho, attorney with Miller, Miller & Canby and Jack McLaurin, principal architect with the Lessard Group, presented the applicant's request.

Commissioner Tyner moved, seconded by Commissioner Trahan to approve Level 2 Site Plan STP2011-00048, Michael Harris Homes per the conditions and findings in the staff report and subject to an additional condition that, "prior to planting any lot where tree relocations occur, they must meet with the City Forester. The motion passed on a vote of 5-0 with Commissioners Hill and Pakulniewicz being absent.

Preliminary Subdivision Plan PLT2009-00498, Victory Housing, Inc. - For approval of the resubdivision of Block 2 of the Rockville Heights subdivision into 7 lots and 2 outlots in the MXT Zone, for property bounded by Maryland Avenue, Fleet Street, Monroe Street and the abandoned right-of-way for Mt. Vernon Place.

Mr. Chasten presented the staff report.

Soo Lee-Cho, attorney with Miller, Miller, & Canby, presented the applicant's request. Ms. Lee-Cho discussed the sidewalk issue on Fleet Street.

Craig Simoneau, Director of Public Works, explained the code for sidewalks and the requirements.

Jeff Blackwell discussed the width of the sidewalk.

In response to the Commission, Mr. Wasilak explained that the Fleet Street was built to City code

originally, but, the road could stand as is, with a six-foot sidewalk that can be replaced.

Commissioner Tyner moved, seconded by Commissioner Ostell to approve Preliminary Subdivision Plan PLT2009-00498, Victory Housing, Inc. subject to the findings and the conditions in the staff report, and that staff look at Condition 4a. related to the Fleet Street sidewalk for any adjustments necessary prior to the final record plat. The motion passed on a vote of 5-0 with Commissioner Hill and Pakulniewicz being absent.

RECOMMENDATION TO MAYOR AND COUNCIL

Municipal Growth Element - for approval of a resolution to recommend to the Mayor and Council a new element of the City's Comprehensive Master Plan, containing recommendations on future growth and related impacts, development capacity and potential boundary expansion.

Mr. Levy introduced the Municipal Growth Element (MGE).

The Commission discussed the draft MGE with added comments and recommendations.

Commissioner Ostell moved, seconded by Commissioner Tyner to recommend approval of a resolution to recommend to the Mayor and Council adoption of a new element of the City's Comprehensive Master Plan, containing recommendations on future growth and related impacts, development capacity and potential boundary expansion. The motion passed by a vote of 5-0 with Commissioners Hill and Pakulniewicz absent, forwarding the document to the Mayor and Council with changes noted.

Water Resources Element - for approval of a resolution to recommend to the Mayor and Council a new element of the City's Comprehensive Master Plan containing recommendations for future drinking water and wastewater capacity, related infrastructure needs and watershed protection.

Commissioner Tyner moved, seconded by Commissioner Callistein to recommend approval of a resolution to recommend to the Mayor and Council a new element of the City's Comprehensive Master Plan containing recommendations for future drinking water and wastewater capacity, related infrastructure needs and watershed protection, and to forward the changes to the Mayor and Council with the changes noted. The motion passed on a vote of 5-0 with Commissioners Hill and Pakulniewicz being absent.

COMMISSION ITEMS

Chief of Planning Report

July 19 Mayor and Council worksession

Mr. Wasilak commented on the Commission's July 19, 2010 worksession with the Mayor and

Council.

Mr. Wasilak discussed the Commission's upcoming agenda for August 11, 2010.

The Commission asked staff to review previously approved applications that have reserved capacity under the Adequate Public Facilities Ordinance (APFO).

Further discussion was in regard to having a worksession addressing some of the critical issues of the APFO.

Old Business

No Old Business

New Business

No New Business

Minutes

Commissioner Callistein moved, seconded by Commissioner Trahan to approve the minutes of Meeting No. 10-10 as written. The motion passed on a vote of 4-0-1 with Commissioner Ostell abstaining and Commissioners Hill and Pakulniewicz being absent.

Commissioner Ostell moved, seconded by Commissioner Tyner to approve the minutes of Meeting No. 12-10 as amended. The motion passed on a vote of 4-0-1 with Commissioner Medearis abstaining and Commissioners Hill and Pakulniewicz being absent.

FYI Correspondence

Mr. Wasilak noted that he would email the Commissioners the Rules of Procedure. He stated that the Rules of Procedure are published on the City's web site.

Commissioner Tyner discussed the Rules of Procedure.

ADJOURN

After further discussion, the Chair adjourned the meeting at 9:11 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary

